

HOUSING NOW

Hamilton and Brantford CMAs



CANADA MORTGAGE AND HOUSING CORPORATION

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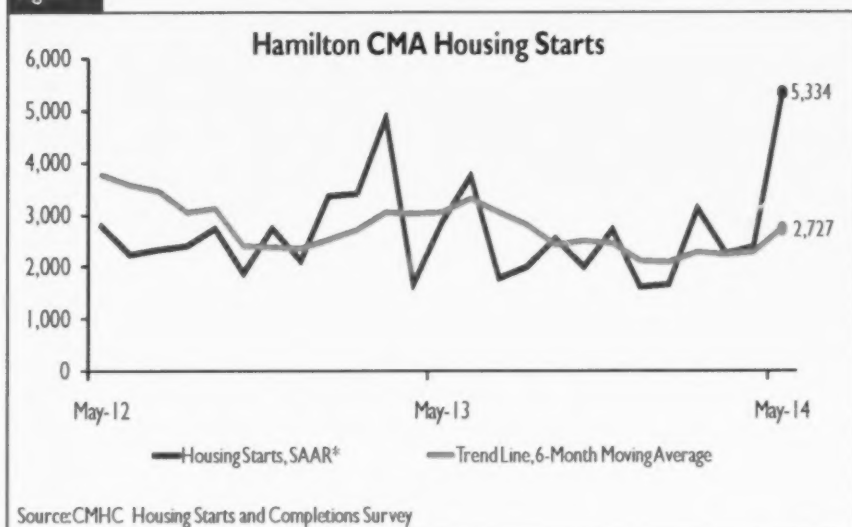
Highlights

- Hamilton CMA total housing starts trending up in May.
- Strong performance in single-detached and townhouse starts.
- Brantford CMA total housing starts trending up in May.

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Figure 1



* SAAR¹: Seasonally Adjusted Annual Rate.

¹ The seasonally adjusted annual rate (SAAR) is a monthly figure for starts adjusted to remove normal season variation and multiplied by 12 to reflect annual levels. By removing seasonal ups and downs, seasonal adjustment allows for a comparison from one season to the next and from one month to the next. Reporting monthly figures at annual rates indicates the annual level of starts that would be obtained if the monthly pace was maintained for 12 months. This facilitates comparison of the current pace of activity to annual forecasts as well as to historical annual levels.

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Hamilton CMA Total Housing Starts Trending Up

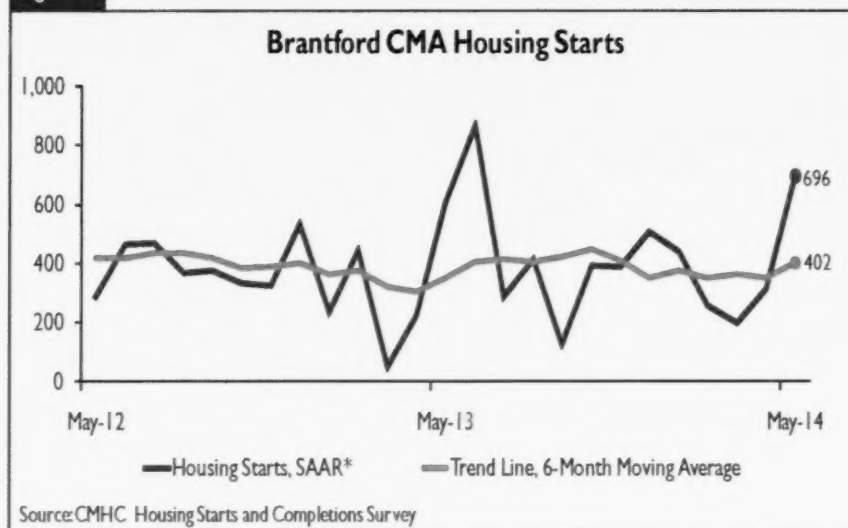
Housing starts in the Hamilton Census Metropolitan Area (CMA) were trending up at 2,727 units in May compared to 2,289 units in April. The trend is a six month moving average of the monthly seasonally adjusted annual rates (SAAR) of housing starts. The more volatile SAAR measure of housing starts in Hamilton CMA increased in May 2014 and was in line with the underlying trend.

Residential construction was up across all dwelling types. This May marked the highest number of monthly townhouse starts since September 2004. Single-detached housing starts recorded their highest monthly level since April 2012. An improving economy, low mortgage rates, and better weather conditions continue to support housing demand and residential construction in Hamilton.

Brantford CMA Total Housing Starts Trending Up

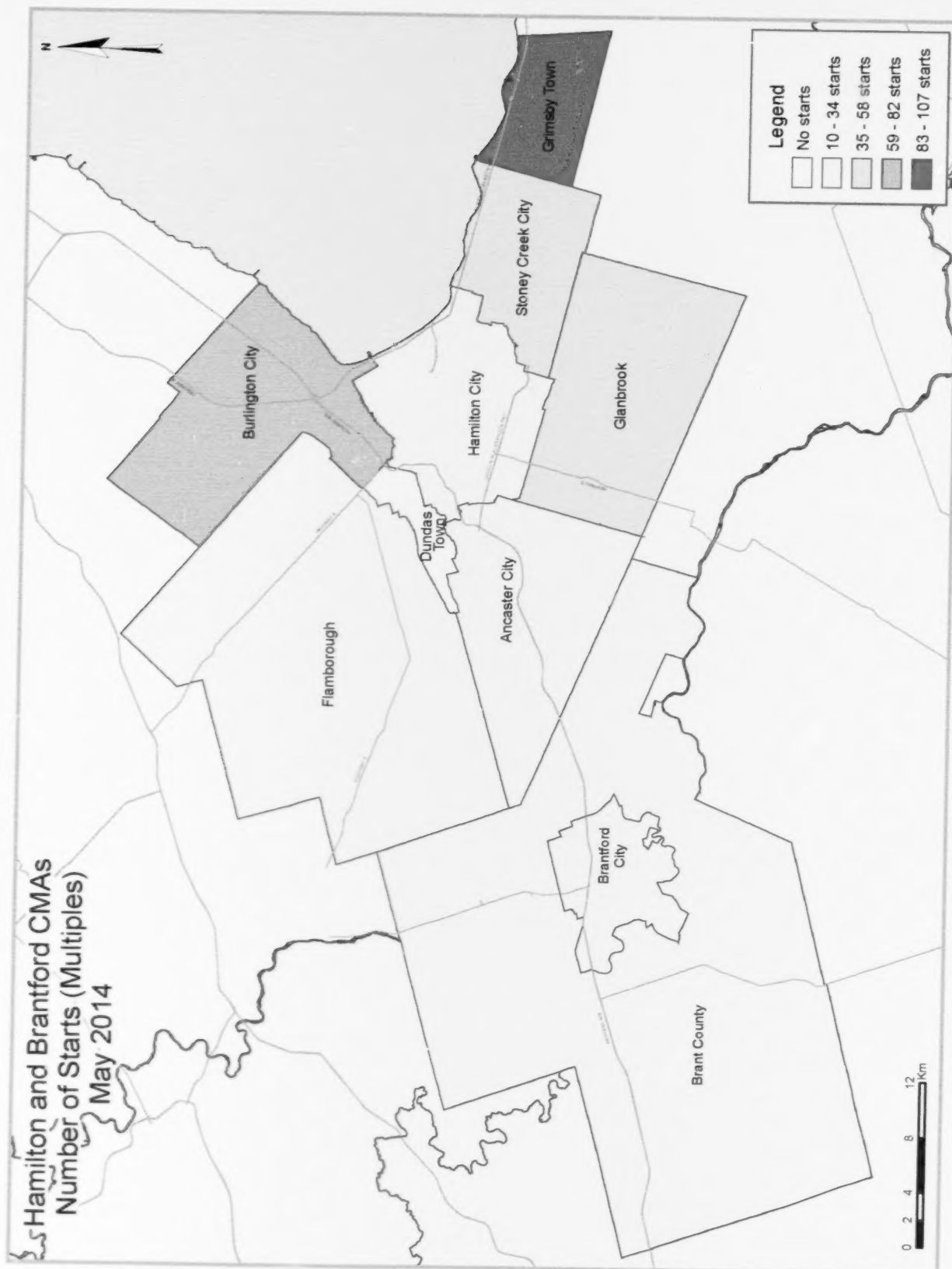
Housing starts in the Brantford CMA were trending up at 402 units in May compared to 351 units in April. Total

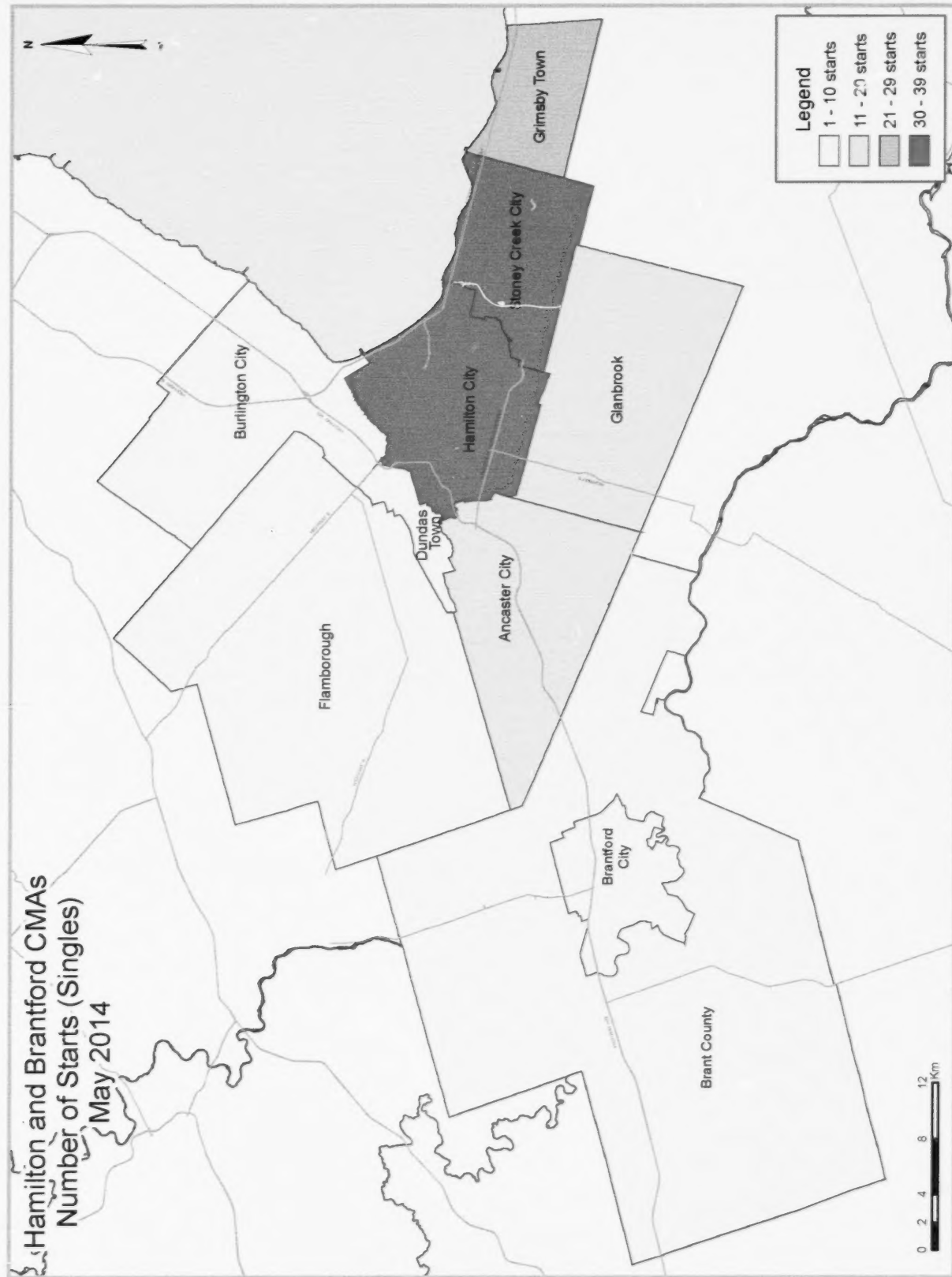
Figure 2

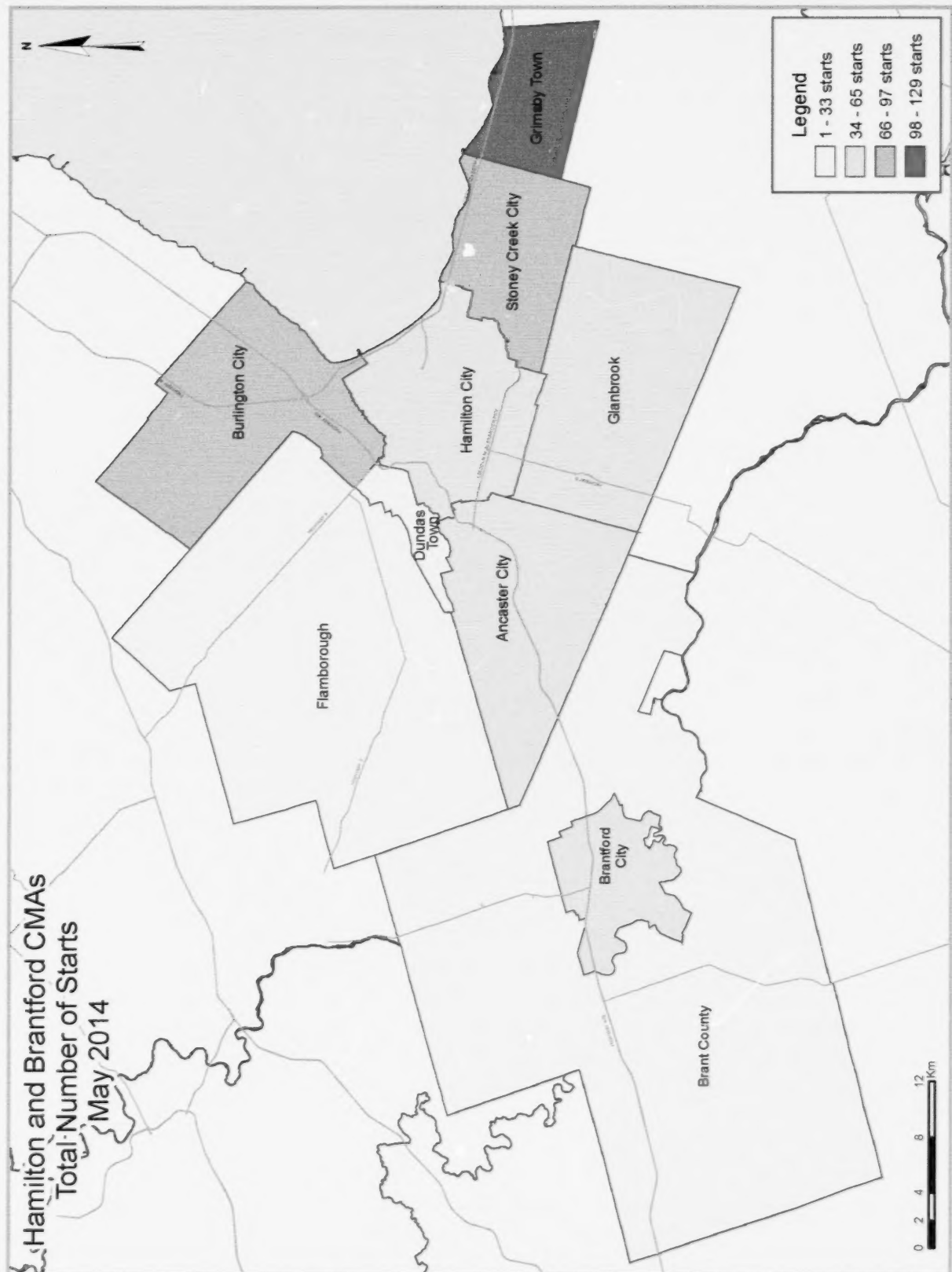


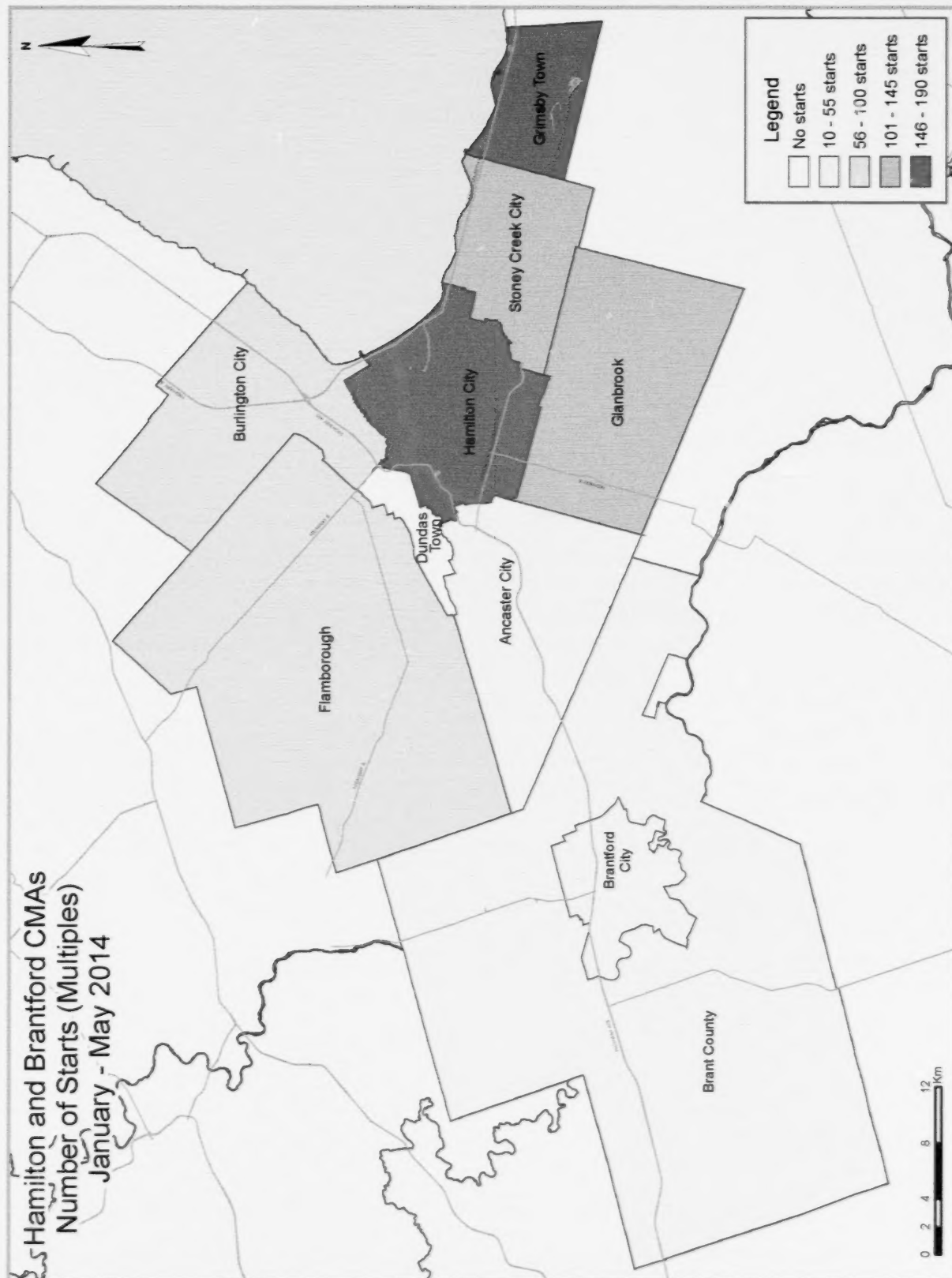
* SAAR¹: Seasonally Adjusted Annual Rate.

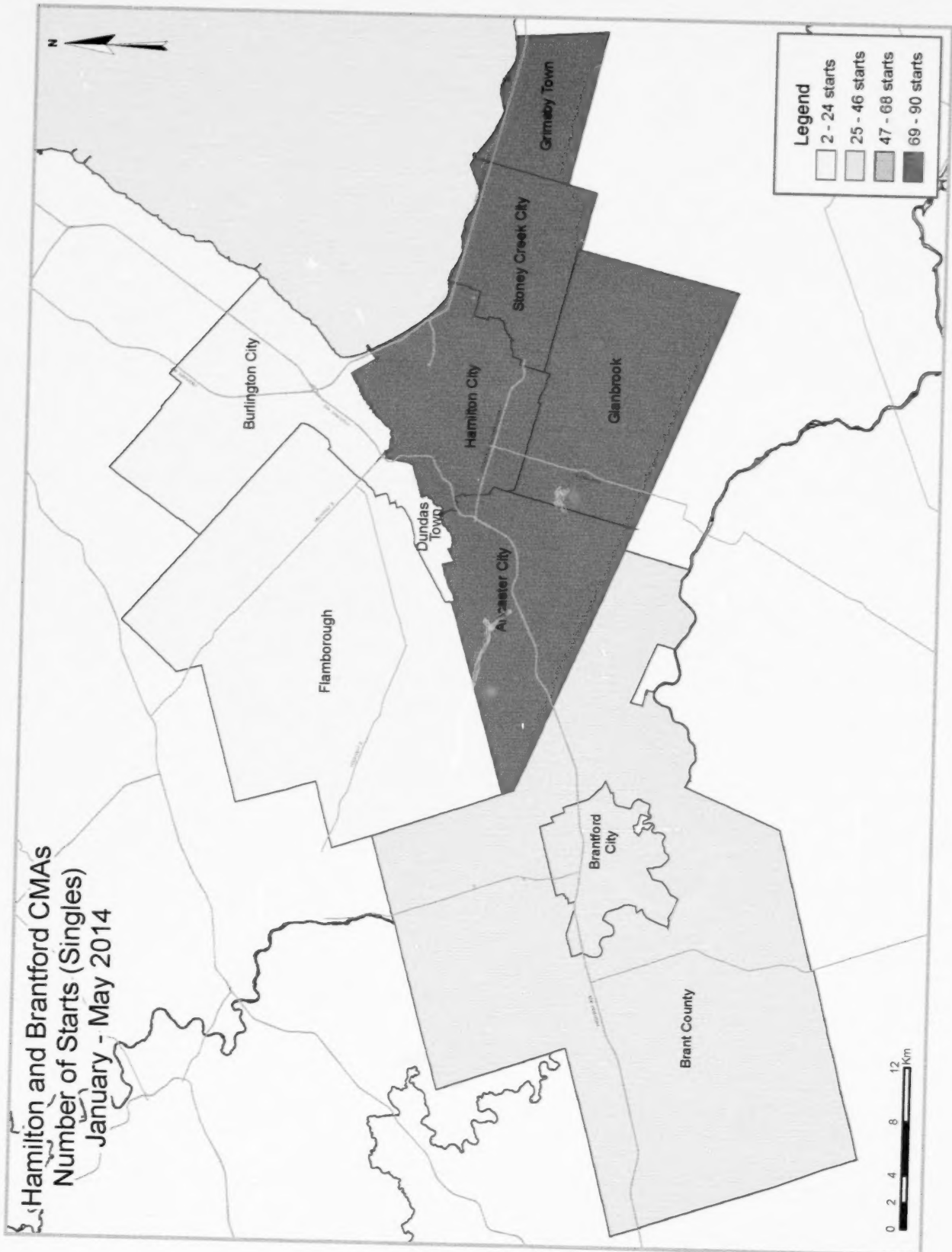
housing starts have fully recovered from a harsh winter that slowed residential construction across much of the country. More specifically, total housing starts were up 13 per cent during the first five months of 2014 compared to the same period in 2013. This May marked the highest number of apartment starts since September 2011. Favourable homeownership affordability continues to attract out-of-town buyers and supporting residential construction in Brantford.

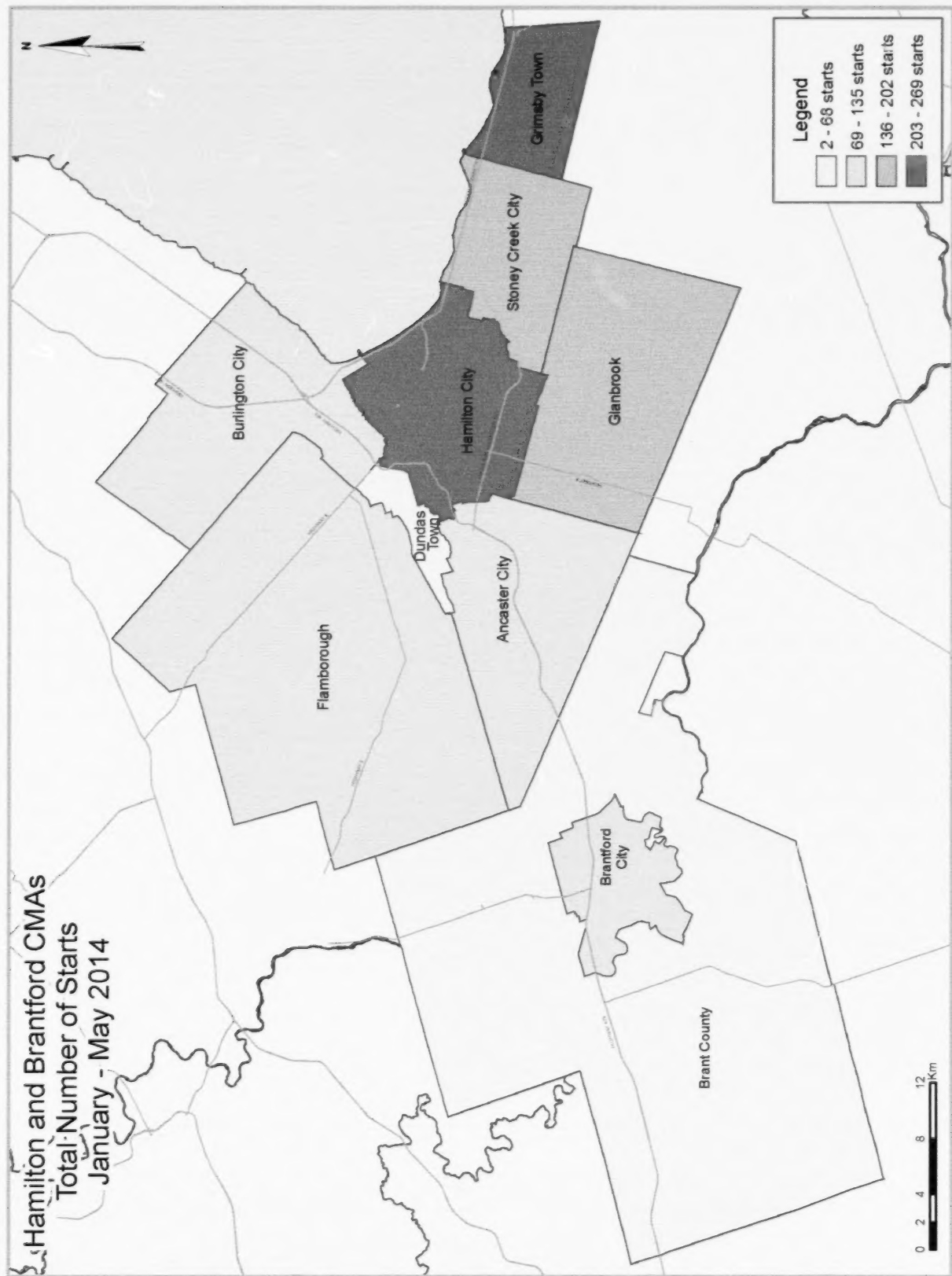












HOUSING NOW REPORT TABLES

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- I.1 Housing Activity Summary of CMA
- 2 Starts by Submarket and by Dwelling Type – Current Month or Quarter
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- 4 Absorbed Single-Detached Units by Price Range
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- 2.2 Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
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- 3.5 Completions by Submarket and by Intended Market – Year-to-Date
- 4.1 Average Price (\$) of Absorbed Single-Detached Units

SYMBOLS

- n/a Not applicable
- * Totals may not add up due to co-operatives and unknown market types
- ** Percent change > 200%
- Nil
- Amount too small to be expressed
- SA Monthly figures are adjusted to remove normal seasonal variation

Table 1a: Housing Starts (SAAR and Trend)**May 2014**

Hamilton CMA¹	April 2014	May 2014
Trend ²	2,289	2,727
SAAR	2,373	5,334
	May 2013	May 2014
Actual		
May - Single-Detached	126	144
May - Multiples	151	344
May - Total	277	488
January to May - Single-Detached	425	429
January to May - Multiples	868	770
January to May - Total	1,293	1,199

Table 1b: Housing Starts (SAAR and Trend)**May 2014**

Brantford CMA¹	April 2014	May 2014
Trend ²	351	402
SAAR	312	696
	May 2013	May 2014
Actual		
May - Single-Detached	18	16
May - Multiples	35	42
May - Total	53	58
January to May - Single-Detached	59	69
January to May - Multiples	56	61
January to May - Total	115	130

Source: CMHC

¹ Census Metropolitan Area² The trend is a six-month moving average of the monthly seasonally adjusted annual rates (SAAR)

Detailed data available upon request

Table 1.1a: Housing Activity Summary of Hamilton CMA
May 2014

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
STARTS									
May 2014	143	18	174	1	74	78	0	0	488
May 2013	126	0	128	0	23	0	0	0	277
% Change	13.5	n/a	35.9	n/a	**	n/a	n/a	n/a	76.2
Year-to-date 2014	425	20	391	4	121	165	0	73	1,199
Year-to-date 2013	424	4	232	1	132	331	14	155	1,293
% Change	0.2	**	68.5	**	-8.3	-50.2	-100.0	-52.9	-7.3
UNDER CONSTRUCTION									
May 2014	643	56	539	5	353	638	182	430	2,846
May 2013	661	22	433	7	302	807	182	155	2,569
% Change	-2.7	154.5	24.5	-28.6	16.9	-20.9	0.0	177.4	10.8
COMPLETIONS									
May 2014	66	8	10	1	7	210	0	0	302
May 2013	110	10	13	2	26	0	0	0	161
% Change	-40.0	-20.0	-23.1	-50.0	-73.1	n/a	n/a	n/a	87.6
Year-to-date 2014	401	50	158	9	59	210	0	2	889
Year-to-date 2013	405	30	113	4	131	219	0	0	902
% Change	-1.0	66.7	39.8	125.0	-55.0	-4.1	n/a	n/a	-1.4
COMPLETED & NOT ABSORBED									
May 2014	74	26	3	2	5	10	n/a	n/a	120
May 2013	61	5	4	1	5	8	n/a	n/a	84
% Change	21.3	**	-25.0	100.0	0.0	25.0	n/a	n/a	42.9
ABSORBED									
May 2014	56	2	10	2	7	200	n/a	n/a	277
May 2013	104	8	13	2	28	0	n/a	n/a	155
% Change	-46.2	-75.0	-23.1	0.0	-75.0	n/a	n/a	n/a	78.7
Year-to-date 2014	398	30	158	9	61	200	n/a	n/a	856
Year-to-date 2013	399	28	119	3	135	211	n/a	n/a	895
% Change	-0.3	7.1	32.8	200.0	-54.8	-5.2	n/a	n/a	-4.4

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1b: Housing Activity Summary of Brantford CMA

May 2014

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
STARTS									
May 2014	15	2	8	1	8	0	0	24	58
May 2013	18	2	15	0	18	0	0	0	53
% Change	-16.7	0.0	-46.7	n/a	-55.6	n/a	n/a	n/a	9.4
Year-to-date 2014	65	2	13	4	8	0	8	30	130
Year-to-date 2013	59	2	36	0	18	0	0	0	115
% Change	10.2	0.0	-63.9	n/a	-55.6	n/a	n/a	n/a	13.0
UNDER CONSTRUCTION									
May 2014	152	8	32	4	47	0	8	30	281
May 2013	103	2	62	0	69	3	14	0	253
% Change	47.6	**	-48.4	n/a	-31.9	-100.0	-42.9	n/a	11.1
COMPLETIONS									
May 2014	16	0	0	0	5	0	0	0	21
May 2013	36	2	6	0	21	0	0	0	65
% Change	-55.6	-100.0	-100.0	n/a	-76.2	n/a	n/a	n/a	-67.7
Year-to-date 2014	77	4	10	0	23	0	0	0	114
Year-to-date 2013	114	8	9	0	21	0	0	0	152
% Change	-32.5	-50.0	11.1	n/a	9.5	n/a	n/a	n/a	-25.0
COMPLETED & NOT ABSORBED									
May 2014	18	0	4	0	13	0	n/a	n/a	35
May 2013	22	1	2	0	9	0	n/a	n/a	34
% Change	-18.2	-100.0	100.0	n/a	44.4	n/a	n/a	n/a	2.9
ABSORBED									
May 2014	14	0	4	0	9	0	n/a	n/a	27
May 2013	44	4	8	0	21	0	n/a	n/a	77
% Change	-68.2	-100.0	-50.0	n/a	-57.1	n/a	n/a	n/a	-64.9
Year-to-date 2014	85	4	22	0	24	0	n/a	n/a	136
Year-to-date 2013	120	7	11	0	26	0	n/a	n/a	178
% Change	-29.2	-42.9	100.0	n/a	-7.7	n/a	n/a	n/a	-23.6

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket

May 2014

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
STARTS									
City of Hamilton									
May 2014	118	18	88	0	53	0	0	0	277
May 2013	112	0	95	0	15	0	0	0	222
Former Hamilton City									
May 2014	39	18	0	0	0	0	0	0	57
May 2013	27	0	13	0	0	0	0	0	40
Stoney Creek City									
May 2014	38	0	21	0	26	0	0	0	85
May 2013	3	0	13	0	0	0	0	0	16
Ancaster City									
May 2014	20	0	25	0	0	0	0	0	45
May 2013	29	0	32	0	0	0	0	0	61
Dundas Town									
May 2014	1	0	0	0	0	0	0	0	1
May 2013	2	0	0	0	0	0	0	0	2
Flamborough									
May 2014	5	0	22	0	0	0	0	0	27
May 2013	20	0	7	0	6	0	0	0	33
Glanbrook									
May 2014	15	0	20	0	27	0	0	0	62
May 2013	31	0	30	0	9	0	0	0	70
City of Burlington									
May 2014	4	0	0	0	0	78	0	0	82
May 2013	9	0	30	0	8	0	0	0	47
Grimsby									
May 2014	21	0	86	1	21	0	0	0	129
May 2013	5	0	3	0	0	0	0	0	8
Hamilton CMA									
May 2014	143	18	174	1	74	78	0	0	488
May 2013	126	0	128	0	23	0	0	0	277
Brant County									
May 2014	9	2	0	1	8	0	0	0	20
May 2013	12	0	0	0	11	0	0	0	23
Brantford City									
May 2014	6	0	8	0	0	0	0	24	38
May 2013	6	2	15	0	7	0	0	0	30
Brantford CMA									
May 2014	15	2	8	1	8	0	0	24	58
May 2013	18	2	15	0	18	0	0	0	53

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
May 2014

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
UNDER CONSTRUCTION									
City of Hamilton									
May 2014	491	42	358	0	211	291	182	123	1,698
May 2013	561	22	364	6	178	237	182	0	1,550
Former Hamilton City									
May 2014	120	40	54	0	59	195	168	123	759
May 2013	105	6	64	0	7	195	168	0	545
Stoney Creek City									
May 2014	101	0	30	0	40	54	14	0	239
May 2013	64	16	67	0	33	0	14	0	194
Ancaster City									
May 2014	112	0	25	0	0	39	0	0	176
May 2013	162	0	32	6	20	39	0	0	259
Dundas Town									
May 2014	7	0	0	0	0	0	0	0	7
May 2013	7	0	0	0	0	0	0	0	7
Flamborough									
May 2014	49	0	68	0	28	3	0	0	148
May 2013	104	0	119	0	19	3	0	0	245
Glanbrook									
May 2014	102	2	181	0	84	0	0	0	369
May 2013	119	0	82	0	99	0	0	0	300
City of Burlington									
May 2014	70	14	8	0	46	314	0	307	759
May 2013	82	0	63	0	116	570	0	155	986
Grimsby									
May 2014	82	0	173	5	96	33	0	0	389
May 2013	18	0	6	1	8	0	0	0	33
Hamilton CMA									
May 2014	643	56	539	5	353	638	182	430	2,846
May 2013	661	22	433	7	302	807	182	155	2,569
Brant County									
May 2014	54	4	3	4	8	0	0	0	73
May 2013	47	0	0	0	23	3	0	0	73
Brantford City									
May 2014	98	4	29	0	39	0	8	30	208
May 2013	56	2	62	0	46	0	14	0	180
Brantford CMA									
May 2014	152	8	32	4	47	0	8	30	281
May 2013	103	2	62	0	69	3	14	0	253

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
May 2014

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
COMPLETIONS									
City of Hamilton									
May 2014	62	8	10	1	7	0	0	0	88
May 2013	95	8	13	1	26	0	0	0	143
Former Hamilton City									
May 2014	12	2	0	0	0	0	0	0	14
May 2013	22	0	13	0	0	0	0	0	35
Stoney Creek City									
May 2014	7	6	0	0	0	0	0	0	13
May 2013	5	6	0	0	0	0	0	0	11
Ancaster City									
May 2014	15	0	6	1	0	0	0	0	22
May 2013	27	0	0	1	14	0	0	0	42
Dundas Town									
May 2014	0	0	0	0	0	0	0	0	0
May 2013	1	0	0	0	0	0	0	0	1
Flamborough									
May 2014	2	0	0	0	0	0	0	0	2
May 2013	21	2	0	0	0	0	0	0	23
Glanbrook									
May 2014	26	0	4	0	7	0	0	0	37
May 2013	19	0	0	0	12	0	0	0	31
City of Burlington									
May 2014	2	0	0	0	0	210	0	0	212
May 2013	12	2	0	0	0	0	0	0	14
Grimsby									
May 2014	2	0	0	0	0	0	0	0	2
May 2013	3	0	0	1	0	0	0	0	4
Hamilton CMA									
May 2014	66	8	10	1	7	210	0	0	302
May 2013	110	10	13	2	26	0	0	0	161
Brant County									
May 2014	13	0	0	0	5	0	0	0	18
May 2013	14	0	0	0	0	0	0	0	14
Brantford City									
May 2014	3	0	0	0	0	0	0	0	3
May 2013	22	2	6	0	21	0	0	0	51
Brantford CMA									
May 2014	16	0	0	0	5	0	0	0	21
May 2013	36	2	6	0	21	0	0	0	65

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
May 2014

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
COMPLETED & NOT ABSORBED									
City of Hamilton									
May 2014	56	26	3	0	5	0	n/a	n/a	90
May 2013	38	5	4	0	5	0	n/a	n/a	52
Former Hamilton City									
May 2014	5	0	1	0	0	0	n/a	n/a	6
May 2013	6	0	3	0	0	0	n/a	n/a	9
Stoney Creek City									
May 2014	20	26	1	0	0	0	n/a	n/a	47
May 2013	12	4	0	0	0	0	n/a	n/a	16
Ancaster City									
May 2014	13	0	0	0	0	0	n/a	n/a	13
May 2013	4	0	0	0	0	0	n/a	n/a	4
Dundas Town									
May 2014	0	0	0	0	0	0	n/a	n/a	0
May 2013	0	0	0	0	0	0	n/a	n/a	0
Flamborough									
May 2014	2	0	1	0	0	0	n/a	n/a	3
May 2013	1	0	1	0	0	0	n/a	n/a	2
Glanbrook									
May 2014	16	0	0	0	5	0	n/a	n/a	21
May 2013	15	1	0	0	5	0	n/a	n/a	21
City of Burlington									
May 2014	8	0	0	0	0	10	n/a	n/a	18
May 2013	16	0	0	0	0	8	n/a	n/a	24
Grimsby									
May 2014	10	0	0	2	0	0	n/a	n/a	12
May 2013	7	0	0	1	0	0	n/a	n/a	8
Hamilton CMA									
May 2014	74	26	3	2	5	10	n/a	n/a	120
May 2013	61	5	4	1	5	8	n/a	n/a	84
Brant County									
May 2014	5	0	0	0	1	0	n/a	n/a	6
May 2013	10	0	0	0	0	0	n/a	n/a	10
Brantford City									
May 2014	13	0	4	0	12	0	n/a	n/a	29
May 2013	12	1	2	0	9	0	n/a	n/a	24
Brantford CMA									
May 2014	18	0	4	0	13	0	n/a	n/a	35
May 2013	22	1	2	0	9	0	n/a	n/a	34

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
May 2014

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
ABSORBED									
City of Hamilton									
May 2014	53	2	10	1	7	0	n/a	n/a	73
May 2013	97	6	13	1	28	0	n/a	n/a	145
Former Hamilton City									
May 2014	13	2	0	0	0	0	n/a	n/a	15
May 2013	23	0	13	0	0	0	n/a	n/a	36
Stoney Creek City									
May 2014	0	0	0	0	0	0	n/a	n/a	0
May 2013	9	4	0	0	0	0	n/a	n/a	13
Ancaster City									
May 2014	16	0	6	1	0	0	n/a	n/a	23
May 2013	26	0	0	1	16	0	n/a	n/a	43
Dundas Town									
May 2014	0	0	0	0	0	0	n/a	n/a	0
May 2013	1	0	0	0	0	0	n/a	n/a	1
Flamborough									
May 2014	2	0	0	0	0	0	n/a	n/a	2
May 2013	21	2	0	0	0	0	n/a	n/a	23
Glanbrook									
May 2014	22	0	4	0	7	0	n/a	n/a	33
May 2013	17	0	0	0	12	0	n/a	n/a	29
City of Burlington									
May 2014	2	0	0	0	0	200	n/a	n/a	202
May 2013	5	2	0	0	0	0	n/a	n/a	7
Grimsby									
May 2014	1	0	0	1	0	0	n/a	n/a	2
May 2013	2	0	0	1	0	0	n/a	n/a	3
Hamilton CMA									
May 2014	56	2	10	2	7	200	n/a	n/a	277
May 2013	104	8	13	2	28	0	n/a	n/a	155
Brant County									
May 2014	12	0	0	0	5	0	n/a	n/a	17
May 2013	17	2	0	0	0	0	n/a	n/a	19
Brantford City									
May 2014	2	0	4	0	4	0	n/a	n/a	10
May 2013	27	2	8	0	21	0	n/a	n/a	58
Brantford CMA									
May 2014	14	0	4	0	9	0	n/a	n/a	27
May 2013	44	4	8	0	21	0	n/a	n/a	77

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.3a: History of Housing Starts of Hamilton CMA
2004 - 2013

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
2013	1,150	98	430	9	310	339	14	359	2,709
% Change	-16.9	6.5	-30.4	80.0	-10.4	-10.8	-82.1	**	-8.8
2012	1,384	92	618	5	346	380	78	66	2,969
% Change	2.1	**	33.2	-64.3	64.0	47.3	n/a	-49.6	20.6
2011	1,356	28	464	14	211	258	0	131	2,462
% Change	-22.3	-88.4	-37.6	100.0	9.9	-40.7	-100.0	-32.8	-30.9
2010	1,746	242	743	7	192	435	2	195	3,562
% Change	95.7	86.2	**	16.7	-25.9	**	n/a	-26.1	91.5
2009	892	130	218	6	259	90	0	264	1,860
% Change	-46.5	12.1	-63.4	-25.0	-59.8	-81.9	n/a	n/a	-47.3
2008	1,667	116	595	8	645	498	0	0	3,529
% Change	-5.3	26.1	44.8	n/a	25.7	**	n/a	-100.0	17.5
2007	1,761	92	411	0	513	88	0	139	3,004
% Change	2.1	-25.8	-30.6	-100.0	41.7	-6.4	-100.0	13.9	-1.3
2006	1,725	124	592	16	362	94	8	122	3,043
% Change	16.2	-35.4	31.0	-5.9	-23.5	-64.0	-91.0	-30.7	-3.2
2005	1,485	192	452	17	473	261	89	176	3,145
% Change	-25.3	24.7	-14.6	183.3	-26.2	-53.1	196.7	-5.9	-23.2
2004	1,989	154	529	6	641	557	30	187	4,093

Source: CMHC (Starts and Completions Survey)

Table 1.3b: History of Housing Starts of Brantford CMA
2004 - 2013

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
2013	261	10	83	0	42	0	0	0	396
% Change	-8.7	-16.7	23.9	n/a	27.3	n/a	-100.0	n/a	-1.5
2012	286	12	67	0	33	0	4	0	402
% Change	23.8	200.0	59.5	n/a	-59.3	n/a	-55.6	-100.0	-6.1
2011	231	4	42	0	81	0	9	61	428
% Change	-17.2	-60.0	-48.1	-100.0	30.6	-100.0	n/a	-7.6	-15.1
2010	279	10	81	1	62	5	0	66	504
% Change	8.6	-28.6	**	0.0	106.7	n/a	n/a	**	59.0
2009	257	14	12	1	30	0	0	3	317
% Change	-8.2	**	-76.0	-66.7	-49.2	-100.0	-100.0	-62.5	-26.6
2008	280	4	50	3	59	21	7	8	432
% Change	-39.9	-75.0	92.3	n/a	-27.2	n/a	n/a	n/a	-26.7
2007	466	16	26	0	81	0	0	0	589
% Change	30.5	**	n/a	n/a	72.3	n/a	n/a	-100.0	44.0
2006	357	2	0	0	47	0	0	3	409
% Change	11.6	0.0	-100.0	-100.0	-59.8	n/a	-100.0	-94.8	-23.4
2005	320	2	10	11	117	0	13	58	534
% Change	-22.7	-66.7	42.9	n/a	112.7	n/a	n/a	n/a	10.8
2004	414	6	7	0	55	0	0	0	482

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type**May 2014**

Submarket	Single		Semi		Row		Apt. & Other		Total		
	May 2014	May 2013	May 2014	May 2013	May 2014	May 2013	May 2014	May 2013	May 2014	May 2013	% Change
Hamilton CMA	144	126	18	0	248	151	78	0	488	277	76.2
City of Hamilton	118	112	18	0	141	110	0	0	277	222	24.8
Former Hamilton City	39	27	18	0	0	13	0	0	57	40	42.5
Stoney Creek City	38	3	0	0	47	13	0	0	85	16	***
Ancaster City	20	29	0	0	25	32	0	0	45	61	-26.2
Dundas Town	1	2	0	0	0	0	0	0	1	2	-50.0
Flamborough	5	20	0	0	22	13	0	0	27	33	-18.2
Glanbrook	15	31	0	0	47	39	0	0	62	70	-11.4
City of Burlington	4	9	0	0	0	38	78	0	82	47	74.5
Grimsby	22	5	0	0	107	3	0	0	129	8	***
Brantford CMA	16	18	2	2	16	33	24	0	58	53	9.4
Brant County	10	n/a	2	n/a	8	n/a	0	n/a	20	n/a	n/a
Brantford City	6	6	0	2	8	22	24	0	38	30	26.7

Table 2.1: Starts by Submarket and by Dwelling Type**January - May 2014**

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	% Change
Hamilton CMA	429	425	20	4	512	378	238	486	1,199	1,293	-7.3
City of Hamilton	336	391	20	4	346	268	127	99	829	762	8.8
Former Hamilton City	90	79	18	2	65	13	73	99	246	193	27.5
Stoney Creek City	82	35	0	2	47	61	54	0	183	98	86.7
Ancaster City	78	94	0	0	25	32	0	0	103	126	-18.3
Dundas Town	2	3	0	0	0	0	0	0	2	3	-33.3
Flamborough	15	84	0	0	88	67	0	0	103	151	-31.8
Glanbrook	69	96	2	0	121	95	0	0	192	191	0.5
City of Burlington	14	18	0	0	9	104	78	387	101	509	-80.2
Grimsby	79	16	0	0	157	6	33	0	269	22	***
Brantford CMA	69	59	2	2	29	54	30	0	130	115	13.0
Brant County	38	n/a	2	n/a	8	n/a	0	n/a	48	n/a	n/a
Brantford City	31	33	0	2	21	43	30	0	82	78	5.1

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
May 2014

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	May 2014	May 2013	May 2014	May 2013	May 2014	May 2013	May 2014	May 2013
Hamilton CMA	248	151	0	0	78	0	0	0
City of Hamilton	141	110	0	0	0	0	0	0
Former Hamilton City	0	13	0	0	0	0	0	0
Stoney Creek City	47	13	0	0	0	0	0	0
Ancaster City	25	32	0	0	0	0	0	0
Dundas Town	0	0	0	0	0	0	0	0
Flamborough	22	13	0	0	0	0	0	0
Glanbrook	47	39	0	0	0	0	0	0
City of Burlington	0	38	0	0	78	0	0	0
Grimsby	107	3	0	0	0	0	0	0
Brantford CMA	16	33	0	0	0	0	24	0
Brant County	8	n/a	0	n/a	0	n/a	0	n/a
Brantford City	8	22	0	0	0	0	24	0

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - May 2014

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013
Hamilton CMA	512	364	0	14	165	331	73	155
City of Hamilton	346	254	0	14	54	99	73	0
Former Hamilton City	65	13	0	0	0	99	73	0
Stoney Creek City	47	47	0	14	54	0	0	0
Ancaster City	25	32	0	0	0	0	0	0
Dundas Town	0	0	0	0	0	0	0	0
Flamborough	88	67	0	0	0	0	0	0
Glanbrook	121	95	0	0	0	0	0	0
City of Burlington	9	104	0	0	78	232	0	155
Grimsby	157	6	0	0	33	0	0	0
Brantford CMA	21	54	8	0	0	0	30	0
Brant County	8	n/a	0	n/a	0	n/a	0	n/a
Brantford City	13	43	8	0	0	0	30	0

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market**May 2014**

Submarket	Freehold		Condominium		Rental		Total*	
	May 2014	May 2013	May 2014	May 2013	May 2014	May 2013	May 2014	May 2013
Hamilton CMA	335	254	153	23	0	0	488	277
City of Hamilton	224	207	53	15	0	0	277	222
Former Hamilton City	57	40	0	0	0	0	57	40
Stoney Creek City	59	16	26	0	0	0	85	16
Ancaster City	45	61	0	0	0	0	45	61
Dundas Town	1	2	0	0	0	0	1	2
Flamborough	27	27	0	6	0	0	27	33
Glanbrook	35	61	27	9	0	0	62	70
City of Burlington	4	39	78	8	0	0	82	47
Grimsby	107	8	22	0	0	0	129	8
Brantford CMA	25	35	9	18	24	0	58	53
Brant County	11	n/a	9	n/a	0	n/a	20	n/a
Brantford City	14	23	0	7	24	0	38	30

Table 2.5: Starts by Submarket and by Intended Market**January - May 2014**

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013
Hamilton CMA	836	660	290	464	73	169	1,199	1,293
City of Hamilton	621	583	135	165	73	14	829	762
Former Hamilton City	173	94	0	99	73	0	246	193
Stoney Creek City	103	70	80	14	0	14	183	98
Ancaster City	103	126	0	0	0	0	103	126
Dundas Town	2	3	0	0	0	0	2	3
Flamborough	75	132	28	19	0	0	103	151
Glanbrook	165	158	27	33	0	0	192	191
City of Burlington	14	56	87	298	0	155	101	509
Grimsby	201	21	68	1	0	0	269	22
Brantford CMA	80	97	12	18	38	0	130	115
Brant County	36	n/a	12	n/a	0	n/a	48	n/a
Brantford City	44	71	0	7	38	0	82	78

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type**May 2014**

Submarket	Single		Semi		Row		Apt. & Other		Total		
	May 2014	May 2013	May 2014	May 2013	May 2014	May 2013	May 2014	May 2013	May 2014	May 2013	% Change
Hamilton CMA	67	112	8	10	11	39	216	0	302	161	87.6
City of Hamilton	63	96	8	8	11	39	6	0	88	143	-38.5
Former Hamilton City	12	22	2	0	0	13	0	0	14	35	-60.0
Stoney Creek City	7	5	6	6	0	0	0	0	13	11	18.2
Ancaster City	16	28	0	0	0	14	6	0	22	42	-47.6
Dundas Town	0	1	0	0	0	0	0	0	0	1	-100.0
Flamborough	2	21	0	2	0	0	0	0	2	23	-91.3
Glanbrook	26	19	0	0	11	12	0	0	37	31	19.4
City of Burlington	2	12	0	2	0	0	210	0	212	14	**
Grimsby	2	4	0	0	0	0	0	0	2	4	-50.0
Brantford CMA	16	36	0	2	5	27	0	0	21	65	-67.7
Brant County	13	n/a	0	n/a	5	n/a	0	n/a	18	n/a	n/a
Brantford City	3	22	0	2	0	27	0	0	3	51	-94.1

Table 3.1: Completions by Submarket and by Dwelling Type**January - May 2014**

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	% Change
Hamilton CMA	410	409	50	32	211	242	218	219	889	902	-1.4
City of Hamilton	358	350	50	30	166	224	8	33	582	637	-8.6
Former Hamilton City	92	91	10	0	13	41	0	33	115	165	-30.3
Stoney Creek City	41	36	34	14	25	111	0	0	100	161	-37.9
Ancaster City	106	65	0	0	32	39	6	0	144	104	38.5
Dundas Town	2	5	0	0	0	0	0	0	2	5	-60.0
Flamborough	15	54	6	4	16	0	2	0	39	58	-32.8
Glanbrook	102	99	0	12	80	33	0	0	182	144	26.4
City of Burlington	31	40	0	2	42	10	210	186	283	238	18.9
Grimsby	21	19	0	0	3	8	0	0	24	27	-11.1
Brantford CMA	77	114	4	8	33	30	0	0	114	152	-25.0
Brant County	46	n/a	0	n/a	14	n/a	0	n/a	60	n/a	n/a
Brantford City	31	80	4	6	19	30	0	0	54	116	-53.4

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
May 2014

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	May 2014	May 2013	May 2014	May 2013	May 2014	May 2013	May 2014	May 2013
Hamilton CMA	11	39	0	0	216	0	0	0
City of Hamilton	11	39	0	0	6	0	0	0
Former Hamilton City	0	13	0	0	0	0	0	0
Stoney Creek City	0	0	0	0	0	0	0	0
Ancaster City	0	14	0	0	6	0	0	0
Dundas Town	0	0	0	0	0	0	0	0
Flamborough	0	0	0	0	0	0	0	0
Glanbrook	11	12	0	0	0	0	0	0
City of Burlington	0	0	0	0	210	0	0	0
Grimsby	0	0	0	0	0	0	0	0
Brantford CMA	5	27	0	0	0	0	0	0
Brant County	5	n/a	0	n/a	0	n/a	0	n/a
Brantford City	0	27	0	0	0	0	0	0

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - May 2014

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013
Hamilton CMA	211	242	0	0	216	219	2	0
City of Hamilton	166	224	0	0	6	33	2	0
Former Hamilton City	13	41	0	0	0	33	0	0
Stoney Creek City	25	111	0	0	0	0	0	0
Ancaster City	32	39	0	0	6	0	0	0
Dundas Town	0	0	0	0	0	0	0	0
Flamborough	16	0	0	0	0	0	2	0
Glanbrook	80	33	0	0	0	0	0	0
City of Burlington	42	10	0	0	210	186	0	0
Grimsby	3	8	0	0	0	0	0	0
Brantford CMA	33	30	0	0	0	0	0	0
Brant County	14	n/a	0	n/a	0	n/a	0	n/a
Brantford City	19	30	0	0	0	0	0	0

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market
May 2014

Submarket	Freehold		Condominium		Rental		Total*	
	May 2014	May 2013	May 2014	May 2013	May 2014	May 2013	May 2014	May 2013
Hamilton CMA	84	133	218	28	0	0	302	161
City of Hamilton	80	116	8	27	0	0	88	143
Former Hamilton City	14	35	0	0	0	0	14	35
Stoney Creek City	13	11	0	0	0	0	13	11
Ancaster City	21	27	1	15	0	0	22	42
Dundas Town	0	1	0	0	0	0	0	1
Flamborough	2	23	0	0	0	0	2	23
Glanbrook	30	19	7	12	0	0	37	31
City of Burlington	2	14	210	0	0	0	212	14
Grimsby	2	3	0	1	0	0	2	4
Brantford CMA	16	44	5	21	0	0	21	65
Brant County	13	n/a	5	n/a	0	n/a	18	n/a
Brantford City	3	30	0	21	0	0	3	51

Table 3.5: Completions by Submarket and by Intended Market
January - May 2014

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013
Hamilton CMA	609	548	278	354	2	0	889	902
City of Hamilton	549	472	31	165	2	0	582	637
Former Hamilton City	115	125	0	40	0	0	115	165
Stoney Creek City	100	103	0	58	0	0	100	161
Ancaster City	142	64	2	40	0	0	144	104
Dundas Town	2	5	0	0	0	0	2	5
Flamborough	25	58	12	0	2	0	39	58
Glanbrook	165	117	17	27	0	0	182	144
City of Burlington	43	52	240	186	0	0	283	238
Grimsby	17	24	7	3	0	0	24	27
Brantford CMA	91	131	23	21	0	0	114	152
Brant County	46	n/a	14	n/a	0	n/a	60	n/a
Brantford City	45	95	9	21	0	0	54	116

Source: CMHC (Starts and Completions Survey)

Table 4a: Absorbed Single-Detached Units by Price Range
May 2014

Submarket	Price Ranges										Total	Median Price (\$)	Average Price (\$)
	< \$350,000		\$350,000 - \$399,999		\$400,000 - \$449,999		\$450,000 - \$499,999		\$500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
City of Hamilton													
May 2014	9	17.3	6	11.5	6	11.5	16	30.8	15	28.8	52	470,842	508,507
May 2013	10	10.3	11	11.3	21	21.6	14	14.4	41	42.3	97	459,900	502,920
Year-to-date 2014	45	12.8	42	12.0	81	23.1	70	19.9	113	32.2	351	456,900	486,605
Year-to-date 2013	45	13.4	67	19.9	65	19.3	46	13.7	113	33.6	336	442,200	482,824
Former Hamilton City													
May 2014	0	0.0	1	7.7	5	38.5	4	30.8	3	23.1	13	465,000	584,628
May 2013	1	4.3	6	26.1	10	43.5	2	8.7	4	17.4	23	417,177	438,990
Year-to-date 2014	4	4.3	15	16.3	39	42.4	13	14.1	21	22.8	92	429,450	476,581
Year-to-date 2013	8	8.8	28	30.8	35	38.5	9	9.9	11	12.1	91	409,979	422,413
Stoney Creek City													
May 2014	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
May 2013	0	0.0	3	33.3	3	33.3	1	11.1	2	22.2	9	--	--
Year-to-date 2014	8	19.0	6	14.3	9	21.4	5	11.9	14	33.3	42	449,450	458,581
Year-to-date 2013	1	2.6	13	33.3	9	23.1	5	12.8	11	28.2	39	439,900	493,780
Ancaster City													
May 2014	0	0.0	2	13.3	1	6.7	4	26.7	8	53.3	15	522,900	574,699
May 2013	0	0.0	0	0.0	8	30.8	5	19.2	13	50.0	26	505,445	548,778
Year-to-date 2014	1	1.0	8	7.6	15	14.3	25	23.8	56	53.3	105	504,900	538,462
Year-to-date 2013	0	0.0	5	8.2	13	21.3	15	24.6	28	45.9	61	499,000	555,270
Dundas Town													
May 2014	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
May 2013	0	0.0	0	0.0	0	0.0	1	100.0	0	0.0	1	--	--
Year-to-date 2014	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	--	--
Year-to-date 2013	1	25.0	0	0.0	0	0.0	1	25.0	2	50.0	4	--	--
Flamborough													
May 2014	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	--	--
May 2013	0	0.0	0	0.0	0	0.0	3	14.3	18	85.7	21	654,000	622,667
Year-to-date 2014	3	25.0	0	0.0	0	0.0	0	0.0	9	75.0	12	587,000	659,249
Year-to-date 2013	0	0.0	1	2.0	0	0.0	6	11.8	44	86.3	51	625,000	638,372
Glanbrook													
May 2014	9	40.9	3	13.6	0	0.0	8	36.4	2	9.1	22	394,990	417,580
May 2013	9	52.9	2	11.8	0	0.0	2	11.8	4	23.5	17	348,900	407,300
Year-to-date 2014	29	29.6	13	13.3	18	18.4	27	27.6	11	11.2	98	428,015	422,182
Year-to-date 2013	35	38.9	20	22.2	8	8.9	10	11.1	17	18.9	90	378,280	401,773
City of Burlington													
May 2014	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	--	--
May 2013	0	0.0	0	0.0	0	0.0	0	0.0	5	100.0	5	--	--
Year-to-date 2014	0	0.0	1	3.2	0	0.0	0	0.0	30	96.8	31	724,990	1,371,319
Year-to-date 2013	0	0.0	0	0.0	0	0.0	1	2.8	35	97.2	36	640,000	1,139,833
Grimsby													
May 2014	0	0.0	0	0.0	1	50.0	1	50.0	0	0.0	2	--	--
May 2013	0	0.0	0	0.0	0	0.0	1	33.3	2	66.7	3	--	--
Year-to-date 2014	3	21.4	1	7.1	3	21.4	3	21.4	4	28.6	14	442,450	441,471
Year-to-date 2013	0	0.0	0	0.0	1	5.9	8	47.1	8	47.1	17	497,900	533,606

Source: CMHC (Market Absorption Survey)

Table 4a: Absorbed Single-Detached Units by Price Range
May 2014

Submarket	Price Ranges										Total	Median Price (\$)	Average Price (\$)
	< \$350,000		\$350,000 - \$399,999		\$400,000 - \$449,999		\$450,000 - \$499,999		\$500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Hamilton CMA													
May 2014	9	16.1	6	10.7	7	12.5	17	30.4	17	30.4	56	474,342	522,967
May 2013	10	9.5	11	10.5	21	20.0	15	14.3	48	45.7	105	489,000	542,209
Year-to-date 2014	48	12.1	44	11.1	84	21.2	73	18.4	147	37.1	396	465,000	554,267
Year-to-date 2013	45	11.6	67	17.2	66	17.0	55	14.1	156	40.1	389	459,900	545,846

Source: CMHC (Market Absorption Survey)

Table 4b: Absorbed Single-Detached Units by Price Range

May 2014

Submarket	Price Ranges										Total	Median Price (\$)	Average Price (\$)
	< \$350,000		\$350,000 - \$399,999		\$400,000 - \$449,999		\$450,000 - \$499,999		\$500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Brant County													
May 2014	1	8.3	1	8.3	2	16.7	4	33.3	4	33.3	12	463,000	488,678
May 2013	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Year-to-date 2014	4	8.5	4	8.5	4	8.5	8	17.0	27	57.4	47	550,000	542,825
Year-to-date 2013	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Brantford City													
May 2014	1	50.0	1	50.0	0	0.0	0	0.0	0	0.0	2	--	--
May 2013	22	81.5	4	14.8	1	3.7	0	0.0	0	0.0	27	335,000	312,519
Year-to-date 2014	21	55.3	14	36.8	2	5.3	0	0.0	1	2.6	38	346,990	337,686
Year-to-date 2013	55	66.3	14	16.9	5	6.0	8	9.6	1	1.2	83	335,000	339,778
Brantford CMA													
May 2014	2	14.3	2	14.3	2	14.3	4	28.6	4	28.6	14	458,000	469,224
May 2013	24	54.5	5	11.4	2	4.5	2	4.5	11	25.0	44	345,000	446,523
Year-to-date 2014	25	29.4	18	21.2	6	7.1	8	9.4	28	32.9	85	395,000	451,116
Year-to-date 2013	62	51.7	19	15.8	10	8.3	10	8.3	19	15.8	120	345,000	406,980

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price (\$) of Absorbed Single-detached Units
May 2014

Submarket	May 2014	May 2013	% Change	YTD 2014	YTD 2013	% Change
Hamilton CMA	522,967	542,209	-3.5	554,267	545,846	1.5
City of Hamilton	508,507	502,920	1.1	486,605	482,824	0.8
Former Hamilton City	584,628	438,990	33.2	476,581	422,413	12.8
Stoney Creek City	--	--	n/a	458,581	493,780	-7.1
Ancaster City	574,699	548,778	4.7	538,462	555,270	-3.0
Dundas Town	--	--	n/a	--	--	n/a
Flamborough	--	622,667	n/a	659,249	638,372	3.3
Glanbrook	417,580	407,300	2.5	422,182	401,773	5.1
City of Burlington	--	--	n/a	1,371,319	1,139,833	20.3
Grimsby	--	--	n/a	441,471	533,606	-17.3
Brantford CMA	469,224	446,523	5.1	451,116	406,980	10.8
Brant County	488,678	n/a	n/a	542,825	n/a	n/a
Brantford City	--	312,519	n/a	337,686	339,778	-0.6

Source: CMHC (Market Absorption Survey)

Table 5a: MLS® Residential Activity for Hamilton
May 2014

		Number of Sales ¹	Yr/Yr ² (%)	Sales SA ¹	Number of New Listings ¹	New Listings SA ¹	Sales-to- New Listings SA ²	Average Price ¹ (\$)	Yr/Yr ² (%)	Average Price ¹ (\$) SA
2013	January	719	-7.0	1,050	1,459	1,545	68.0	349,943	4.7	360,555
	February	912	-15.9	1,035	1,390	1,491	69.4	375,381	5.2	369,457
	March	1,121	-14.6	1,081	1,765	1,598	67.6	388,147	9.9	377,494
	April	1,456	4.4	1,087	2,002	1,529	71.1	379,308	0.4	374,363
	May	1,540	2.8	1,131	2,087	1,564	72.3	416,664	12.8	399,294
	June	1,313	1.4	1,130	1,836	1,605	70.4	390,572	7.5	381,731
	July	1,237	3.9	1,064	1,684	1,598	66.6	383,240	10.8	383,124
	August	1,151	7.6	1,176	1,509	1,661	70.8	376,284	3.2	384,955
	September	1,154	30.5	1,230	1,798	1,652	74.5	390,638	8.7	390,737
	October	1,157	9.8	1,139	1,581	1,593	71.5	384,534	4.6	387,653
	November	1,022	13.1	1,213	1,177	1,595	76.1	368,947	-0.1	368,444
	December	689	19.8	1,137	529	1,387	82.0	371,037	10.3	396,890
2014	January	742	3.2	1,070	1,349	1,484	72.1	386,451	10.4	398,584
	February	922	1.1	1,044	1,306	1,423	73.4	398,239	6.1	393,440
	March	1,215	8.4	1,111	1,731	1,509	73.6	410,553	5.8	404,191
	April	1,427	-2.0	1,149	2,089	1,639	70.1	414,736	9.3	400,385
	May	1,605	4.2	1,226	2,309	1,720	71.3	406,007	-2.6	392,098
	June									
	July									
	August									
	September									
	October									
	November									
	December									
	Q1 2013	2,752	-13.2		4,614			373,935	6.9	
	Q1 2014	2,879	4.6		4,386			400,398	7.1	
	YTD 2013	5,748	-5.2		8,703			386,744	7.1	
	YTD 2014	5,911	2.8		8,784			405,383	4.8	

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¹Source: CREA

²Source: CMHC, adapted from MLS® data supplied by CREA

Table 5b: MLS® Residential Activity for Brantford
May 2014

		Number of Sales ¹	Yr/Yr ² (%)	Sales SA ¹	Number of New Listings ¹	New Listings SA ¹	Sales-to- New Listings SA ²	Average Price ¹ (\$)	Yr/Yr ² (%)	Average Price ¹ (\$) SA
2013	January	118	12.4	158	295	288	54.9	274,505	21.2	274,505
	February	158	4.6	170	246	279	60.9	242,110	7.0	242,110
	March	173	-14.8	172	271	276	62.3	257,618	10.3	257,618
	April	213	12.7	170	383	285	59.6	270,767	12.2	270,767
	May	236	11.3	172	370	288	59.7	263,039	2.6	263,039
	June	245	31.7	215	303	286	75.2	261,989	2.0	261,989
	July	183	0.5	149	288	259	57.5	250,496	-0.9	250,496
	August	172	-8.0	164	243	257	61.4	276,740	10.9	276,740
	September	173	16.1	162	277	275	58.9	259,138	8.2	259,138
	October	172	-6.0	171	267	275	62.2	272,641	6.4	272,641
	November	214	39.9	241	190	245	98.4	260,794	4.7	260,794
	December	173	108.4	285	87	197	144.7	286,599	17.3	286,599
2014	January	97	-17.8	126	193	207	60.9	245,837	-10.4	245,837
	February	110	-30.4	120	166	194	61.9	254,870	5.3	254,870
	March	161	-6.9	163	249	232	70.3	275,975	7.1	275,975
	April	168	-21.1	149	297	243	61.3	277,189	2.4	277,189
	May	218	-7.6	174	323	248	70.2	276,995	5.3	276,995
	June									
	July									
	August									
	September									
	October									
	November									
	December									
	Q1 2013	449	-2.2		812			256,599	11.8	
	Q1 2014	368	-18.0		608			261,723	2.0	
	YTD 2013	898	4.4		1,565			261,651	9.6	
	YTD 2014	754	-16.0		1,228			269,585	3.0	

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¹Source: CREA

²Source: CMHC, adapted from MLS® data supplied by CREA

Table 6a: Economic Indicators
May 2014

		Interest Rates			NHPI, Total, Hamilton CMA 2007=100	CPI, 2002 =100 (Ontario)	Hamilton Labour Market			
		P & I Per \$100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings (\$)
			1 Yr. Term	5 Yr. Term						
2013	January	595	3.00	5.24	107.0	121.3	384.1	5.9	65.0	906
	February	595	3.00	5.24	107.1	122.8	387.8	5.8	65.5	897
	March	590	3.00	5.14	107.3	123.2	386.2	6.2	65.5	889
	April	590	3.00	5.14	108.2	122.9	382.6	6.7	65.2	894
	May	590	3.00	5.14	108.5	123.0	379.7	6.9	64.7	912
	June	590	3.14	5.14	108.3	123.2	377.9	6.2	63.9	920
	July	590	3.14	5.14	108.5	123.4	376.8	6.1	63.6	925
	August	601	3.14	5.34	108.5	123.4	369.0	6.5	62.5	916
	September	601	3.14	5.34	108.6	123.5	366.0	7.0	62.2	916
	October	601	3.14	5.34	109.3	123.3	366.0	7.1	62.2	908
	November	601	3.14	5.34	109.8	123.3	369.4	6.7	62.5	913
	December	601	3.14	5.34	109.8	123.1	372.4	6.6	62.9	905
2014	January	595	3.14	5.24	109.6	123.3	375	6.0	62.9	906
	February	595	3.14	5.24	110.0	124.6	379.6	5.9	63.6	900
	March	581	3.14	4.99	110.1	125.1	383.4	5.8	64.1	920
	April	570	3.14	4.79	110.3	125.9	384.3	6.4	64.6	936
	May	570	3.14	4.79		126.5	383.0	6.9	64.6	945
	June									
	July									
	August									
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes \$100,000 mortgage amortized over 25 years using current 5 year interest rate)

"NHPI" means New Housing Price Index

"CPI" means Consumer Price Index

"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

Table 6b: Economic Indicators

May 2014

		Interest Rates			NHPI, Total, Hamilton CMA 2007=100	CPI, 2002 =100 (Ontario)	Brantford Labour Market			
		P & I Per \$100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings (\$)
			1 Yr. Term	5 Yr. Term						
2013	January	595	3.00	5.24	116.2	121.3	67.9	7.7	67.6	861
	February	595	3.00	5.24	116.2	122.8	68.7	7.7	68.2	869
	March	590	3.00	5.14	116.3	123.2	68.9	7.6	68.5	861
	April	590	3.00	5.14	116.5	122.9	68.5	7.6	67.9	849
	May	590	3.00	5.14	116.6	123.0	68.7	7.2	67.8	827
	June	590	3.14	5.14	116.6	123.2	69.0	6.6	67.7	808
	July	590	3.14	5.14	116.9	123.4	68.5	6.7	67.2	795
	August	601	3.14	5.34	117.0	123.4	68.8	6.9	67.6	784
	September	601	3.14	5.34	117.0	123.5	68.7	5.8	66.8	783
	October	601	3.14	5.34	117.1	123.3	69.0	4.8	66.3	793
	November	601	3.14	5.34	117.2	123.3	68.3	4.1	65.0	810
	December	601	3.14	5.34	117.4	123.1	66.9	5.1	64.5	822
2014	January	595	3.14	5.24	117.5	123.3	66	5.9	64.4	831
	February	595	3.14	5.24	117.9	124.6	65.9	7.1	64.7	829
	March	581	3.14	4.99	117.9	125.1	66.7	7.4	65.6	821
	April	570	3.14	4.79	118.4	125.9	67.7	7.0	66.5	829
	May	570	3.14	4.79		126.5	68.7	7.2	67.4	838
	June									
	July									
	August									
	September									
	October									
	November									
	December									

P & I means Principal and Interest (assumes \$100,000 mortgage amortized over 25 years using current 5 year interest rate)

NHPI means New Housing Price Index

CPI means Consumer Price Index

SA means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2011 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modeled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A **"Single-Detached"** dwelling (also referred to as **"Single"**) is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A **"Semi-Detached (Double)"** dwelling (also referred to as **"Semi"**) is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A **"Row (Townhouse)"** dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term **"Apartment and other"** includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The **"intended market"** is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree of integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A **"Rural"** area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions.

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